

**NOTICE OF PUBLIC HEARING  
MINOR VARIANCE**

**Pursuant to Section 45(5) of *The Planning Act***

**FILE NUMBER:** MV-2019-10

**APPLICANT:** Sgro

**PROPERTY:** 72 Carlyle  
Plan 65M2804 Lot 16

**ZONING:** Detached Second Density Residential Exception Zone (R2) (105)

**PURPOSE:** The Owner has submitted a Minor Variance Application in proposing to construct a Cabana.

**BY-LAW  
REQUIREMENT:**

- 1) Section 24.105.1.2 requires no building or accessory structure shall be located closer to the eastern boundary of the Bathurst Street road allowance than 50 metres.

**PROPOSAL:**

- a) The applicant is proposing a Cabana 43.1 metres from the road allowance limit, therefore, requiring a variance of 6.9 metres.

A Location Map and a Site Plan illustrating the request are attached.

This Application will be heard by the Committee of Adjustment on the Date and Time shown below.

<b>DATE:</b>	<b>June 13, 2019</b>
<b>TIME:</b>	<b>7:00 p.m.</b>
<b>LOCATION:</b>	<b>COUNCIL CHAMBERS (MAIN FLOOR) AURORA TOWN HALL 100 JOHN WEST WAY AURORA, ONTARIO</b>

You are invited to attend this Public Hearing in person to express your views about this Application or you may be represented for that purpose. If you do not attend at the hearing, it may proceed in your absence. Any person who supports or opposes this Application may speak at the hearing. Alternatively, you may forward a signed, written submission, together with reasons for support or opposition, which **must be received by the undersigned no later than 12:00pm on the day of the hearing**. If you do not attend and have not registered with Staff as an interested party, you will not be entitled to any further notice of the proceedings.

If you wish to be notified of the Decision of the Committee of Adjustment with respect to this Application, you must complete a "Request for Decision" form available at the hearing or make a written request to the undersigned prior to the hearing.

Any inquiries for this Application, please contact the undersigned, at **905-727-3123 Ext. 4223**, Monday to Friday between 8:30 am and 4:30 pm. Comments may also be mailed to the Planning and Development Services department, Aurora Town Hall, 100 John West Way, Aurora ON L4G 1J6.

**Personal Information Collection Notice**

Your personal information and your comments are collected under the legal authority of the *Planning Act, R.S.O. 1990, Chapter c.P.13*, as amended. Your comments in respect to this Application will become part of the decision making process of the Application as noted on this form. Pursuant to Section 27 of the *Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M.56*, as amended, (*the "Act"*) public feedback to planning proposals is considered to be a public record and may be disclosed to any individual upon request in accordance with *the Act*. Questions about this collection should be directed to the Town Clerk, Town of Aurora, 100 John West Way, Box 1000, Aurora ON L4G 6J1 905-727-3123.

DATED THIS 23<sup>RD</sup> DAY OF MAY, 2019.



Antonio Greco  
Secretary-Treasurer/Assistant Planner  
Committee of Adjustment

**ATTACHMENTS**

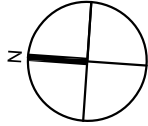
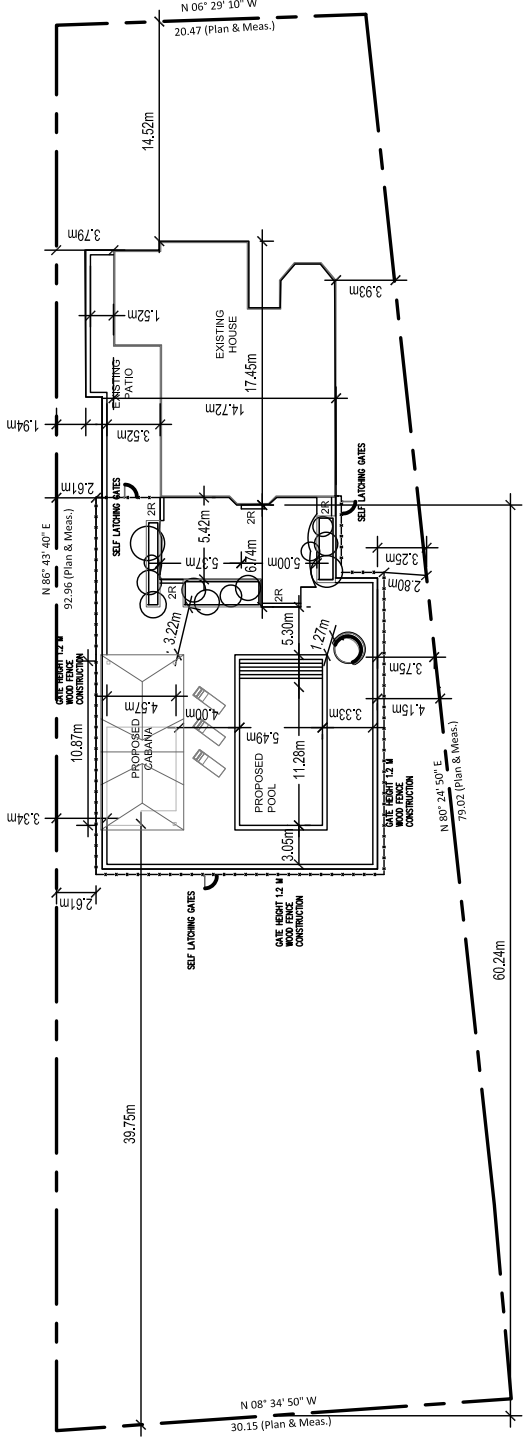
Attachment 1 - Site Plan

**Agenda packages will be available prior to the Hearing at:**

<https://www.aurora.ca/TownHall/Pages/Council%20and%20Committee%20Meetings.aspx>

APPROVED: 2018-03-29  
 AS BANNED UNITED O.L.S. REF#A-21-5121-5-18  
 LOTS 16 AND 17  
 REGISTERED PLAN 65M-2804  
 TOWN OF AURORA  
 REGIONAL MUNICIPALITY OF YORK

SITE DEVELOPMENT	
ZONING	R# RESIDENTIAL DETACHED ZONE
LOT AREA	m <sup>2</sup> SQ/FT
TOTAL LOT AREA	2948.29 m <sup>2</sup> 32082.38 SQ/FT
HOUSE AREA	m <sup>2</sup> SQ/FT
FOOTPRINT HOUSE	202.86 m <sup>2</sup> 2183.59 SQ/FT
FOOTPRINT DECK	347.73 m <sup>2</sup> 3742.85 SQ/FT
PROPOSED CABANA	27.47 m <sup>2</sup> 295.05 SQ/FT
LOT COVERAGE	BY-LAW PROVIDED
EXISTING HOUSE & DECK	23.4%
NEW CABANA	1.1%
COVERAGE (BY-LAW)	35%
AVERAGE ELEVATION	-0.038
SETBACKS	PROVIDED
FRONT SETBACK	5.00 m 14.58 m
REAR SETBACK	50.00 m 39.75 m
SIDEYARD	3.00 m 3.34 m
SIDEYARD	3.00 m 3.25 m
LANDSCAPE AREA	PROVIDED
REAR YARD AREA	1839.42 m <sup>2</sup> 68.07 %
SOFT LANDSCAPE AREA	1206.00 m <sup>2</sup> 75.95 %
HRD LANDSCAPE AREA	433.00 m <sup>2</sup> 28.41 %



No.	DESCRIPTION	REVISIONS
	ISSUED FOR CONSTRUCTION	
	ISSUED FOR BID	
	ISSUED FOR BUILDING PERMIT	
	ISSUED FOR SITE PLAN APPROVAL	
	DATE	

CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND MUST REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH CONSTRUCTION.  
 THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SEALED AND SIGNED BY THE DESIGNER.  
 DO NOT SCALE DRAWINGS.

**FAUSTO CORTESE**  
 ARCHITECTS

35590 RUTHERFORD RD. UNIT 7  
 VAUGHAN, ONTARIO, L4H 3T8  
 905-303-7416  
 FCORTESE@FCARCHITECTS.CA

PROJECT:  
**PROPOSED CABANA & POOL**  
 AT  
**72 CARLYLE CRES**  
 TOWN OF AURORA

DRAWING:  
**SITE PLAN**

DATE:	<b>APRIL 2019</b>	PROJECT No.	<b>2018-12</b>
SCALE:	<b>AS NOTED</b>	DRAWING No.	<b>A1.0</b>
DRAWN BY:		REVIEWED BY:	

1 SITE PLAN  
 A1.0 SCALE  
 1:500